

ZB# 67-8

Marie Killeen

(no SBL given)

Killeen, Mark A.
67-8

File 12-13-67
10:AM
Jat.

State of New York
County of Orange, ss:

Hugh V. Nocton , being duly sworn deposes and
says that he is Principal Clerk
of Newburgh-
Beacon News Co., Inc., Publisher of The Evening News,
a daily newspaper published and of general circulation in
the Counties of Orange and Dutchess, and that the notice
of which the annexed is a true copy was published
One Time

in said newspaper, commencing on the 22nd day of
November A.D., 19 67 , and ending on
the 22nd day of November A.D., 19 67

Subscribed and sworn to before me this
22nd day of November 19 67

Hugh V. Nocton
Eugene Sloan

Notary Public of the State of New York, County of Orange.
MY COMMISSION EXPIRES MARCH 30, 1969



PLEASE TAKE NOTICE that the
Zoning Board of Appeals of the
Town of New Windsor, New York
will hold a public hearing pursuant
to Section 48-7(1) of the Zoning Ord-
inance on the following proposed
Request of Mary A. Killen for a
variance of the regulations of the
Zoning Ordinance to permit a private
day school or pre-school children
to be operated off Quassick Road
on Ravino Lane being a variance
of Article 33, Section 48-7(1) for
property owned by her situated as
follows off of Quassick Avenue on
Folinal Lane or other description of
requested section by the Board of
Appeals. Said hearing will take
place on the 4th day of December
1967 at the Town Hall of New
Windsor beginning at 7:30 a.m.
Dated November 20, 1967
BY RESOLUTION OF THE
BOARD
EUGENE SLOAN
Chairman
Nov 22

Adopted 12/20/65

PLEASE PREPARE IN DUPLICATE

APPLICATION FOR VARIANCE

APPLICATION NO. _____

DATE: Sept. 8 19 67

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

I ~~(am)~~ Marie A. Kelleen of Quassaick Ave. M.D. 11
(Street & Number)

New Windsor N.Y. HERSEY PLACE
(State)

APPLICATION FOR A VARIANCE:

A. LOCATION OF THE PROPERTY off Quassaick Ave. R.B. District
(Street & Number) (Use District on Zoning Map)

B. PROVISION (S) OF THE ZONING ORDINANCE APPLICABLE: (Indicate the article, section, sub-section and paragraph of the Zoning Ordinance applicable, by number. Do not quote the ordinance: SS 48-7 page 48 19)

C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board of Appeals must find all of the following conditions to be present:

1. Conditions and circumstances are unique to the applicant's land, structure or building and do not apply to the neighboring lands, structures or buildings in the same zone because: land is centrally located for a day school for children of professional working parents, who can't be paid to serve the community

2. Strict application of the provisions of this ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures, or buildings in the same zone because: it would deprive the community of a much-needed & demanded service (children's serving in schools, hospitals, & public works)

3. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption of the Ordinance because: newly purchased property

4. Relief, if approved, will not cause substantial detriment to the public good or impair the purposes and intent of this ordinance because: I feel

this is an assistance to the territory, as
Pre Schools are a new & coming thing. (The
response proved the need.)

5. Relief, if approved will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because:

Much of the area is already zoned O.L.T. and L.B.
It is only a day time operation (5 days per wk.) All
play areas will be fenced for safety sake

- D. Describe in detail how the property is to be used and submit plans or sketches in duplicate.

Property will be used for my own living quarters,
and adequate facilities, regulated by the State Dept.
for the care and teaching of Pre-School Children

- E. Application to be accompanied by a check, payable to the Town Comptroller, in the amount of \$10.00. Application to be returned to: Eugene Sloan, Chairman, New Windsor Zoning Board of Appeals, W.D. 29, Lt. Britain Rd., Newburgh, N. Y.

F. NOTICE OF HEARING.

Applicant agrees to send notice of any public hearing via registered mail to all abutting land owners as required by Section 9.4.1 of the ordinance.

Dated: Sept 8, 1967

STATE OF NEW YORK)
COUNTY OF ORANGE) SS

Sworn to this _____ day of _____ 19____

(Notary Public)

Maria A. Killen
Signature of Applicant

Massachusetts Ave.
Address

562-3105
Telephone No.

DO NOT WRITE IN THIS SPACE

Application No. _____
Date of Hearing Dec. 4, 1967
Date of Decision Dec. 4, 1967

Date Received Sept 18, 1967
Notice Published Nov. 22, 1967

Decision: Variance was rejected by 3 to 1 vote.

Spectators -

<u>Name</u>	<u>Address</u>
Lulu Longley ✓	196 Quassick Ave
Rose L. Flint ✓	6 Doral Drive
Roe Navarre ✓	1 Doral Drive
Lottie Sims ✓	2 Doral Drive
Kay Carona	17 Wendson Drive
Jimmy Coniffe ✓	10 Doral Dr.
Howard Greenfield ✓	9 Doral Drive
Wendy Cavallari	Varls Gate
Peter C. Patsalos	Newburg, New York
Charles L. Gotti	11 Doral Dr.
Sam Neola	4 Doral Drive

TELEPHONE 565-4480

PETER C. PATSALOS
ATTORNEY AND COUNSELLOR AT LAW
476 BROADWAY
NEWBURGH, NEW YORK 12550

September 29, 1967

Zoning Board of Appeals, Town of New Windsor
c/o Mrs. Patricia Delio, Secretary
Franklin Street
Newburgh, New York

Re: Public Hearing scheduled for October 2nd on an application
by Mary A. Killeen for a variance of the Zoning Ordinance
to permit a private day school.

Dear Mrs. Delio:

This is to inform you that my client would like to withdraw her request for a variance, at this time, in order that proper architect's drawings depicting the school structure, it's location on the proposed lot, as well as other pertinent materials necessary can be prepared. My client fully intended to have these ready at this time, however, due to unfortunate circumstances these materials are not ready.

I would appreciate adjournment of this hearing to another time in the near future when proper notification to the Zoning Board of Appeals will be made. I will wait, of course, until the materials are all prepared before notifying you.

Very truly yours,

Peter C. Patsalos
PETER C. PATSALOS

PCP:ms

We the undersigned do declare that the Mather Hubbard Nursery School is an integral part of our public & private lives & is necessary in order to allow us to be free to serve the Community in our own specialized fields.

1. B. B. Dier
2. Elizabeth Aden
3. H. A. Just
4. Louise Mc Ginnis
5. Virginia Outer
6. Donna Chiarella
7. Patricia L. Paenza
8. Peter Koender
9. Cindy Nolan
10. James Baze
11. Barbara Clise
12. John Prutz
13. Sam Horag
14. ~~John Prutz~~
15. Charles Petty
16. Allen Jones
17. Edie & Brumpt
18. Sam Gills
19. Mrs. William Clford
20. Pat. Capron
21. Walter Johnson
22. Vencaro
23. J. Ramsey
24. Hazel Pottle
25. Pat Wilson
26. Richard Brader
27. Joe L. Martin
28. Rosalie M. Mosher
29. Adolph Garcia
30. Carmen Garcia
31. Lars W. Christensen
32. Helen L. Kirk
33. D. Riggs
34. Lorraine Eckert
35. Ruth Kapriel
36. Kurt La France
37. James Ward
38. J. R.
39. J. S. Malone
40. H. W. J.
41. John W. J.
42. Arlene Bruno
43. Arlene Warren
44. Marie Hammer
45. Jessica Ball
46. Helen Rhodes

48. Clayton Rhodes
49. Joan Rhodes
50. Charles B. Angfield Jr.
51. Shirley Carzo
52. LeRoy Wilcox Jr.
53. Evelyn Snyder
54. Harry Snyder
55. Jim Dally
56. Kay Mc Dermott
57. Kirby Truett
58. Sylvia Mac Donald
59. Helen San Francisco
60. James J. Eckert
61. James L. Winkler
62. William B. Smith
63. Cordele Nelson
64. William Surph
65. Keith Leonard
66. C. Leonard
67. Edna Earl
68. Doris O. Hall
69. Margaret Passer
70. James Lecluck
71. Al Lecluck
72. Theresa Salanga
73. Joe Salanga
74. Mrs. Shirley Joyce
75. Viola Rhodes
76. Raymond Rhodes
77. James Robinson
78. Lee Nelson
- 81.

59
Dom-Rose Fashions, Inc.

45 CLARK STREET - NEWBURGH, N. Y. 12550

TELEPHONE JO 1-3422

November 29, 1967

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF
NEW WINDSOR, NEW YORK

Please take notice that we the residents of the Town of New Windsor, New York, strongly oppose the request of Mary A. Killeen for a variance of the regulation of the Zoning Ordinance to permit a private day school for pre-school children to be operated off Quassaick Road and Favino Lane.

We, the undersign urge the Zoning Board to reject such request.

Leonard M. Hommer - M.D. #14 NEWBURGH - NY - SILVER SPR. RD.
Barry M. Rocco 15 Elmwood St. New Windsor N.Y.

Lillian Robnick - Fernandey Ave. New Windsor, N.Y.

Patricia Pius - 2 Doral Dr New Windsor N.Y.
Madeline A. Pius 2 Doral Dr New Windsor N.Y.

Jerome J. Bruman - 35 Clintonwood Drive, New Windsor, N.Y.
Dora Bruman - 35 Clintonwood Drive, New Windsor

Lillian Weiss 21 Clintonwood Drive, New Windsor

Norothy Brickell Silver Spring Rd. M.D. #4 New Windsor

Joseph C. Brickell Silver Spring Rd. M.D. #4 New Windsor

John Blum 4 Stover Dr New Windsor, N.Y.

Ruth Meola 4 Doral Drive, New Windsor

Barb Meola

Peter J. Dwyer 49 Clintonwood Dr. New Windsor

Mary H. Dwyer " " "

Dom-Rose Fashions, Inc.

45 CLARK STREET - NEWBURGH, N. Y. 12550

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Rose Fotis

Charles F. Fotis

Jerry J. Cariffe

Beth Cariffe

Leonard Steinfeld

Nora Steinfeld

Macheline Smart

James C. Smart

Fred M. Navarra

Joe C. Navarra

Margaret Del Rupp

Irbe Neuss

Rudolph Neuss

William J. Bauman

Mr. James Fox

Mr & Mrs. George E. Parker

Mr & Mrs. Robert N. Hill

11 Dorol Dr.

11 Dorol Dr.

10 Dorol Dr.

10 Dorol Dr.

9 Dorol Dr.

9 Dorol Dr.

8 Dorol Dr.

8 Dorol Dr.

1 Dorol Dr.

1 Dorol Drive

Locust Ave. M.D. 23

180 Quassaick Ave.

180 Quassaick Ave.

15 Clintonwood Dr.

36 Clintonwood Dr.

51 Clintonwood Dr.

47 Clintonwood Dr.

Mr. & Mrs. Joseph Sarrentino

Mrs. & Mrs. Alfred Carone 17 Windsor Dr., New Windsor

Dom-Rose Fashions, Inc.

45 CLARK STREET - NEWBURGH, N. Y. 12550

TELEPHONE JO 1-3422

November 29, 1967

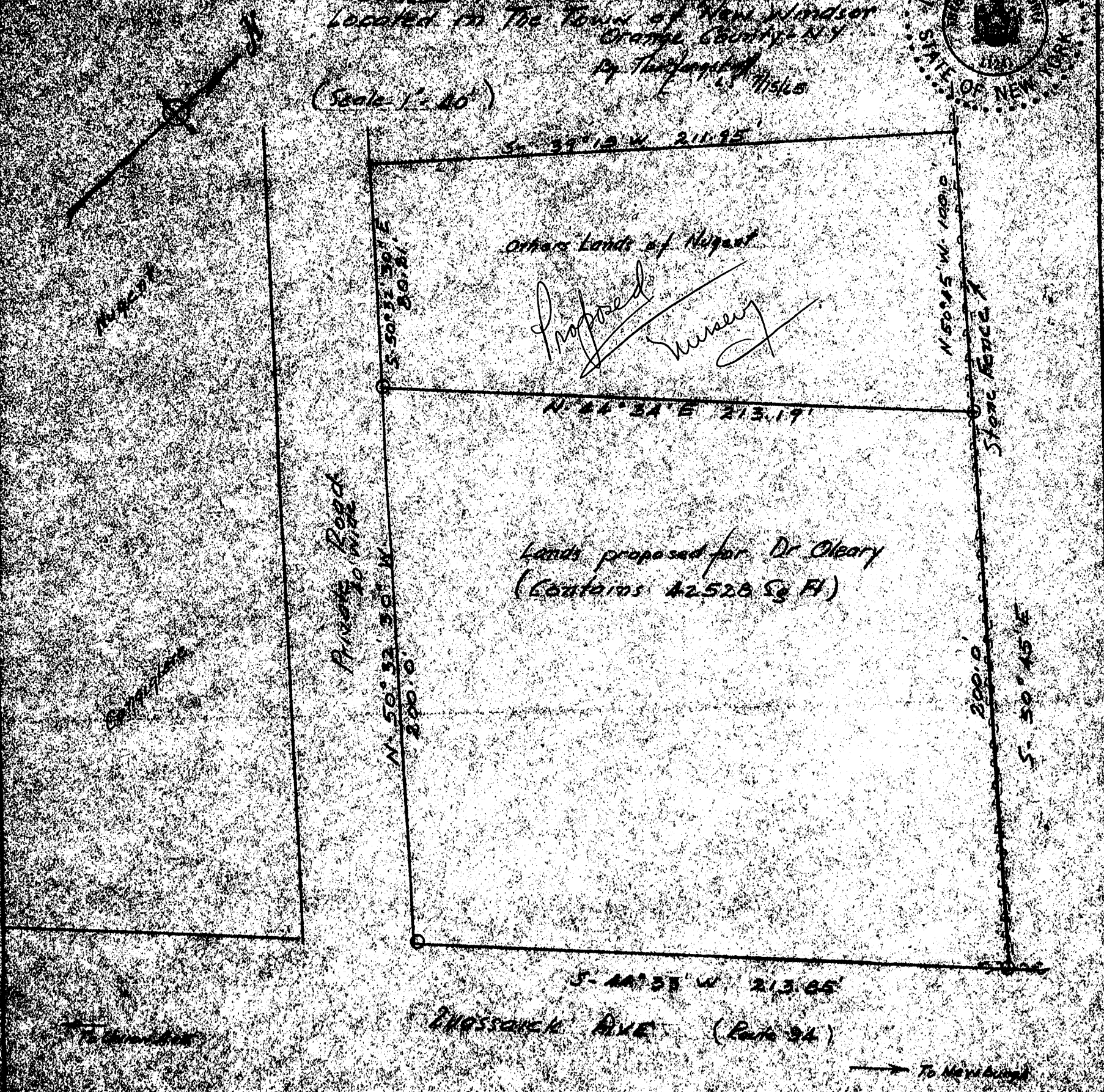
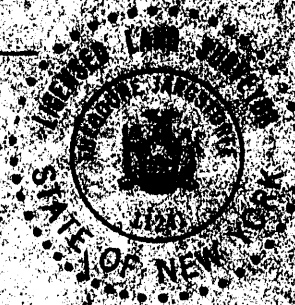
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Peter Del Molino
Rachel Del Molino
Bertha Shelley
Lulu Longfellow
Sam Longfellow
Rose L. Flunt

SURVEY OF PORTION OF LANDS OF
 JAMES & MARY A. NUGENT
 Located in The Town of New Windsor
 Orange County, N.Y.
 By Theophilus H. Hulse
 (Scale 1" = 40')



S. 39° 12' W. 211.95'

N. 50° 32' 30" E
 200.81'

N. 50° 15' W. 120.0'

N. 44° 24' E 213.19'

N. 50° 32' 30" W
 200.0'

200.0'

S. 30° 45' E

S. 44° 33' W 213.65'